

PARTITION PLAT 1994-28

for

CONSER LAND & CATTLE CO.

MAY 31, 1994

A PORTION OF TRACT 7, WILLAMETTEDALE FARM
IN THE HEMAN C. LEWIS D.L.C. No. 47
N.W. 1/4 SEC. 25 & N.E. 1/4 SEC. 26
T. 11 S. R. 5 W. W.M. BENTON COUNTY, OREGON

NARRATIVE

THIS MAP REPRESENTS THE SURVEY REQUIRED TO SATISFY CORVALLIS DEVELOPMENT SERVICES FILE No. MLP94-0010. THE MONUMENTS FOR THE BOUNDARY OF THIS PARTITION WERE FOUND OR SET IN MY PREVIOUS SURVEYS C.S. 6127, C.S. 8373 & C.S. 8782 AND HELD IN POSITION FOR CONTROL.

APPROVALS

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1993-1994 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 20th DAY OF June, 1994.

BY: Paula K. Grant
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL ADD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1994.

BY: Chuck Ruppel 6-21-94
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 27th DAY OF June, 1994

David J. ...
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 27th DAY OF JUNE, 1994

Lee March
DEVELOPMENT SERVICES MANAGER

EXAMINED AND APPROVED THIS 28th DAY OF June, 1994

FOR Ray Wilson
BENTON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LAWRENCE JANSSEN AND MARY F. JANSSEN ARE THE RECORDED OWNERS AND CONSER LAND AND CATTLE COMPANY IS CONTRACT PURCHASER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS REPRESENTED BY THIS PARTITION.

J. Rocky Conser
J. ROCKY CONSER, MANAGING PARTNER,
CONSER LAND & CATTLE CO.

Lawrence Janssen
LAWRENCE JANSSEN

Mary F. Janssen
MARY F. JANSSEN

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF June, 1994, LAWRENCE JANSSEN, MARY F. JANSSEN AND J. ROCKY CONSER, MANAGING PARTNER OF CONSER LAND AND CATTLE COMPANY, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

James J. Mullis
NOTARY PUBLIC

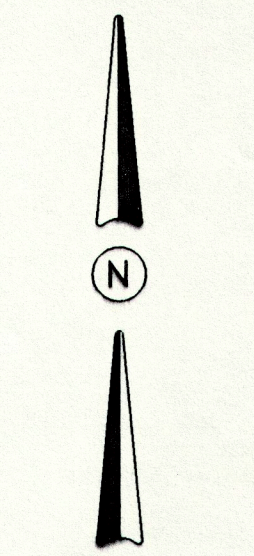
07-05-95
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

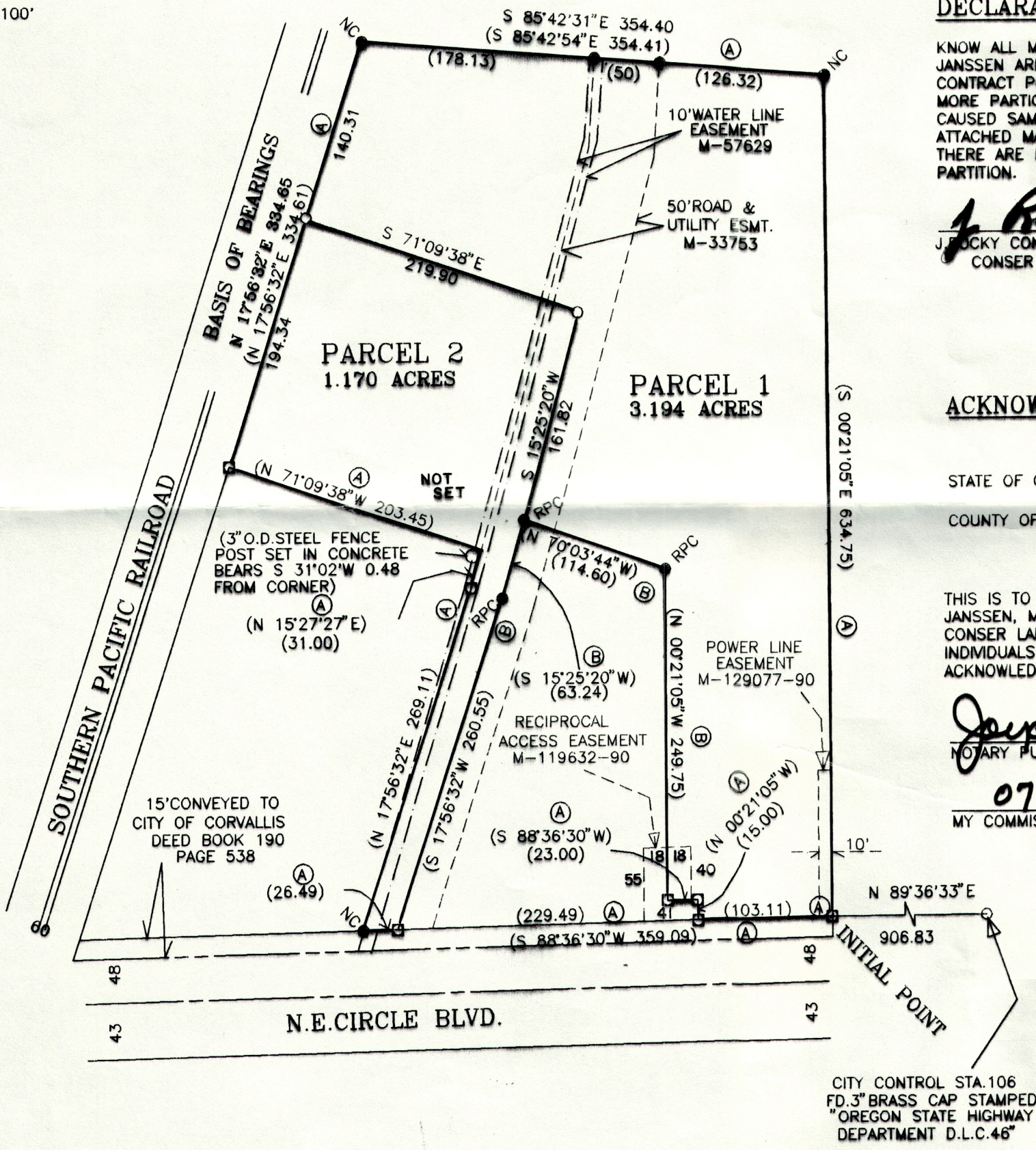
I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN JUNE, 1994, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, WHICH POINT BEARS NORTH 00°21'05" WEST 15.00 FEET FROM THE SOUTHEAST CORNER OF TRACT 7, WILLAMETTEDALE FARM, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID INITIAL POINT ALSO BEING THE NORTHEAST CORNER OF THAT 15 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF CORVALLIS BY DEED RECORDED IN BOOK 190, PAGE 538, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE SOUTH 88°36'30" WEST, ALONG THE NORTH LINE OF SAID CITY OF CORVALLIS TRACT, 103.11 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO FEDERAL METALS CENTRAL CREDIT UNION BY DEED RECORDED ON MICROFILM No. M-119218-90, SAID DEED RECORDS; THENCE NORTH 00°21'05" WEST 15.00 FEET; THENCE SOUTH 88°36'30" WEST 23.00 FEET; THENCE NORTH 00°21'05" WEST 249.75 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO FEDERAL METALS CENTRAL CREDIT UNION BY DEED RECORDED ON MICROFILM No. M-174674-93, SAID DEED RECORDS; THENCE NORTH 70°03'44" WEST 114.60 FEET TO THE NORTHWEST CORNER OF THE LAST MENTIONED FEDERAL METALS CENTRAL CREDIT UNION TRACT; THENCE SOUTH 15°25'20" WEST 63.24 FEET TO AN ANGLE POINT IN THE WEST LINE OF THE LAST MENTIONED FEDERAL METALS CENTRAL CREDIT UNION TRACT; THENCE SOUTH 17°56'32" WEST 260.55 FEET TO THE SOUTHWEST CORNER OF BOTH FEDERAL METALS CENTRAL CREDIT UNION TRACTS, ALSO BEING ON THE NORTH LINE OF SAID CITY OF CORVALLIS TRACT; THENCE SOUTH 88°36'30" WEST, ALONG SAID NORTH LINE OF THE CITY OF CORVALLIS TRACT, 26.49 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO S N H CORPORATION BY DEED RECORDED ON MICROFILM No. M-79487, SAID DEED RECORDS; THENCE NORTH 17°56'32" EAST 269.11 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID S N H CORPORATION TRACT; THENCE NORTH 15°27'27" EAST 31.00 FEET TO THE NORTHEAST CORNER OF SAID S N H CORPORATION TRACT; THENCE NORTH 71°09'38" WEST 203.45 FEET TO THE NORTHWEST CORNER OF SAID S N H CORPORATION TRACT AND THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY WEST SIDE BRANCH; THENCE NORTH 17°56'32" EAST, ALONG SAID EAST RAILROAD RIGHT OF WAY LINE, 334.65 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN MEMORANDUM OF CONTRACT BETWEEN LAWRENCE JANSSEN AND MARY F. JANSSEN, SELLER, AND CONSER LAND AND CATTLE COMPANY, PURCHASER, RECORDED ON MICROFILM No. M-84173, SAID DEED RECORDS; THENCE SOUTH 85°42'31" EAST 354.40 FEET TO THE NORTHEAST CORNER OF SAID JANSSEN/CONSER TRACT AND THE EAST LINE OF SAID TRACT 7, WILLAMETTEDALE FARM; THENCE SOUTH 00°21'05" EAST 634.75 FEET TO THE INITIAL POINT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darryl W. Harms
OREGON
JULY 30, 1976
DARRYL W. HARMS
1079
RENEWAL DATE: 6/30/95

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR. 97339
PHONE: (503) 758-5579



SCALE: 1" = 100'



LEGEND

- 5/8" IRON ROD FOUND
- NC=NO PLASTIC CAP
- FD 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"
- RPC=RED PLASTIC CAP STAMPED "DARRYL HARMS, P.L.S. 1079"
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "DARRYL HARMS, P.L.S. 1079"
- () RECORD DATA, SOURCE NOTED
- Ⓐ C.S. 8373
- Ⓑ C.S. 8782

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

Darryl W. Harms
DARRYL W. HARMS

RECORDING

STATE OF OREGON) S.S.
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT No. 1994-28 ON THIS 28 DAY OF June, 1994 AT 1:41 O'CLOCK P.M.

BY: Neil S. ...
BENTON COUNTY CLERK